



CITY OF SUNNYVALE ADMINISTRATIVE HEARING

MINUTES
Wednesday, July 12, 2006

2006-0588 - Application for a Variance from Sunnyvale Municipal Code section 19.46.060 (4) from the two car covered parking requirement on a 6,500 square foot site. The property is located at **536 South Taaffe Street** (near Olive Avenue) in an R-O/HH (Low Density Residential/Heritage Housing) Zoning District. (APN: 209-29-029)

In attendance: Paul & Colleen Ladd, Applicant; Scott Maclellan, Contractor; Andrew Miner, Administrative Hearing Officer; Steve Lynch, Project Planner; Luis Uribe, Staff Office Assistant.

Mr. Andrew Miner, Administrative Hearing Officer, on behalf of the Director of Community Development, explained the format that would be observed during the public hearing.

Mr. Miner announced the subject application.

Steve Lynch, Project Planner, stated that the applicant is proposing an addition of 677 square feet to an existing 1,963 square foot single-story residence. The addition is proposed in the rear yard area and is intended as garage space (non-habitable) only. The residence will total 2,639 square feet when completed. The proposed home, when completed, will have three bedrooms, family room, living room, kitchen, a one-car garage accessible to the street, and 677 square feet of garage area in the rear yard. As part of this application, the applicant is proposing to remove the three sheds currently in the rear yard area.

As a result of the addition, the residence will exceed 1,800 square feet, triggering the Sunnyvale Municipal Code requirement for two covered parking spaces in certain residential zones. The applicant is applying for a Variance from this requirement since the existing home has only one covered parking space. Mr. Miner had some questions regarding the use of the garage.

Mr. Miner opened the public hearing.

Paul Ladd, Applicant, received and reviewed a copy of the staff report. The applicant stated that in order to make a drive way to the back they would have to lose 2/3 of the kitchen. The purpose of the garage in located in the rear of the property is to relieve some of the storage from the front garage. Mr. Ladd stated that he is aware that as part of the conditions of approval tree's are to be planted in the park strip; he objects to that request.

Mr. Miner clarified that this was the only property on the street that has the park strip cemented over. Mr. Lynch stated that the city arborist was well aware of this property and has no conditions at the current time. Mr. Ladd stated that if they are required to have trees, only a minimum of two would be planted.

Colleen Ladd, Applicant, stated that if they are required to plant trees, if a smaller species of tree can be planted instead of a magnolia tree. She mentioned that her main concern is with the new trees root's eventually breaking up the driveway, sidewalk, and plumbing.

Mr. Miner closed the public hearing.

Mr. Miner verified with staff that this is a variance to reduce the covered parking spaces from two to one, but is under the impression that the garages are not used to store vehicles.

Mr. Miner took the application under advisement until Thursday, July 13, 2006. On that date, Mr Miner approved the application with the following two conditions:

Condition #8

The City Arborist shall work with the property owners to determine the correct street tree species, number of trees, and placement of the trees. The final decisions shall be made by the City Arborists.

Condition #11

The existing one-car garage shall be made to be free of any physical obstruction, so that an interior clear dimension of 8.5' x 18' can be achieved. This interior clearance will be verified by the Building Inspector prior to Final Approval of the Building Permit.

Mr. Miner stated that the decision is final unless appealed to the Planning Commission with payment of the appeal fee within the 15-day appeal period.

The meeting was adjourned at 2:25 p.m.

Minutes approved by:
Andrew Miner, Principal Planner